

**BOYERTOWN AREA SCHOOL DISTRICT
FACILITIES COMMITTEE / ROUNDTABLE DISCUSSION
MAY 14, 2018
MEETING MINUTES**

The May 14, 2018, Facilities Committee meeting was convened at 6:30 PM by Mr. Lewis, Facilities Committee Chair, at the Boyertown Area Senior High.

The following board members were in attendance:

Rodney Boyer, Clay Breece (6:32 PM), Jill Dennin, Ruth Dierolf, Steven Elsier, Brandon Foose, David Lewis, Christine Neiman, Donna Usavage

Everyone participated in the Pledge of Allegiance to the United States of America and a moment of silence.

The minutes for the Facilities Committee meeting on March 27, 2018, were presented to the Board for approval. Motion moved by Mrs. Dennin, second by Mrs. Usavage. Motion to accept the minutes of March 27, 2018, as presented, carries: Yea: Boyer, Breece, Dennin, Dierolf, Foose, Lewis, Neiman, Elsier, Usavage. Nay: None.

Mr. Lewis stated there would be a brief presentation given by Mr. Palladino, Athletic Director, on the Boyertown Area Senior High Memorial Stadium. (Memorial Stadium was previously discussed at the Facilities Committee meeting on March 27, 2018.)

SHORT TERM SOLUTION FALL 2018 SPORTS SEASON

The main goal was to keep home games in Memorial stadium by using temporary bleachers.

Home games included: 1) All football games, 2) Two boys and girls soccer games, and 3) One field hockey game.

This plan saves: 1) Homecoming, 2) Fundraising for the Music League and Booster Groups, 3) Junior Varsity and Freshman football games, 4) Annual Cavalcade of Bands hosted by the Music League, 5) Annual Boyertown Optimist Piggy Bowl, 6) Annual Powder Puff football game, and 7) Potentially additional soccer and field hockey games.

Benefit to using Memorial Stadium versus using an away option: 1) No transportation expenditure, 2) No rental expenditure, 3) Keep ticket revenues, and 4) Organizations will be able to have concession revenues.

Investment that will be used throughout the District in the future - \$77.2K: 1) Portable bleachers, 2) Sheds, and 3) Benefit to the entire athletic program.

Discussion/Questions/Comments: 1) Steps being taken to protect the track, 2) Areas of the track open/accessible to the public, 3) Importance of continued diligence to protect the track at every event, and 4) Bleacher setup and track protection to remain in place for the season.

Mr. Lewis gave a brief presentation on the Longer Term Options for Memorial Stadium. (The longer term options were previously discussed at the Facilities Committee meeting on March 27, 2018.)

LONGER TERM MEMORIAL STADIUM OPTIONS SUMMARY

Option – Repair

Scope: 1) Reinforcing concrete foundations with steel, 2) CMU (block) reinforcement, 3) Brick repair/replacement, and 4) Likely new planks for seating.

Cost Estimate: +/- \$3.27 million (\$2.52 million plus \$.75 million for planks)

Timing: 48 weeks

Comments: 1) High degree of uncertainty, 2) Tight space, 3) Would not be ADA compliant, 4) No upgrades to concession and restroom areas, and 4) No waterproofing.

Option – Basic Replacement

Scope: 1) Remove existing stadium, 2) Replace with steel and aluminum structure, and 3) Put in new foundation.

Cost Estimate: +/- \$1 million

Timing: Less than 48 weeks

Comments: 1) Basic stadium, and 2) No upgrades to concession and restroom areas.

Option – Basic Replacement Plus

Scope: 1) Add brick wrapping, 2) Upgrade concession and restroom areas, and 3) Upgrade press box.

Cost Estimate: +/- \$2 million (up to \$3 million)

Timing: Less than 48 weeks

Comments: 1) Opportunity to incorporate historic elements and materials, 2) Opportunity to integrate Gateway to Greatness, and 3) Cost is a function of scope.

Discussion/Questions/Comments: 1) Concerns on how costs determined, 2) Concerns on how accurate the costs are, 3) Need more “firm” costs, 4) Bring in International Codes Council to do assessment, 5) Current rules/regulations for community volunteers to be involved in working/helping on the project, 6) Need to be aware of timeframe to repair/replace the stadium and the need to make a decision in a timely manner, 7) Fundraisers by community to help fund the project, and 8) Need to have stadium ADA compliant.

Mr. Krem announced the “roundtable discussion” portion of the meeting. The public was divided into four groups with board members in each group. A member of the public was requested to take notes of the discussion taking place in their group and also be the person to speak at the microphone to share the thoughts and ideas of the group.

A member of the public asked to speak before the “roundtable discussion” starts. The member of the public felt board members and the public need to step back and not focus on the three options at this time as there appears to be a lot of gaps and it would be prudent to get more information in relation to the repair option.

Mr. Krem stressed that no one is limited in the group discussion to anything that has been presented. The goal is to hear everyone's thoughts/ideas and to have open conversations.

The "roundtable discussion" portion began at 7:10 PM.

The Facilities Committee meeting was reconvened at 8:02 PM.

Group 1: 1) Need to have a detailed explanation of the repair costs, 2) Talk with Universal Concrete (originally did the concrete work) as concrete problem is a safety issue – not necessarily a structural concern, 3) Stadium needs to be ADA compliant, 4) If the brick structure cannot be repaired, both from a safety and cost aspect, then tear down stadium, and 5) Opinion needed on structural reasons for the findings.

A board member stated the Board was trying to understand from the community where they stand on this and what recommendations they are going to make to the board.

A member of Group 1 clarified that Barry Isett and Associates need to provide a detailed explanation of their findings on what the structural problems are and their recommendations. The board members and the public need to be able to understand how and why the cost is so high.

Group 2: 1) Confirm the figures given to do the repairs, 2) If cost of repairs is accurate the Group prefers the Board to take a holistic look at the facilities and spend the dollars on: a) Putting up a steel structure, b) Replacing the grass with artificial turf, c) Addressing the concession stand, d) Enhancing other areas of the facilities to bring it up to par with facilities at other school districts, and 3) Use the bricks to build a concession stand or sell the bricks as a fundraiser.

Group 3: 1) Facilities have a lifespan and the lifespan of the stadium has been reached and it needs to be torn down immediately and be replaced, 2) Replacing will be more cost effective and can be done in a shorter timeframe, 3) Need to be ADA compliant, and 4) Do not support the option of temporary bleachers on the track due to field visibility issues.

Group 4: 1) Address the stadium in the quickest timeframe possible, 2) Make sure you have a complete list of issues that need to be addressed to get the most accurate estimate of costs from a second engineering opinion, 3) If stadium needs to be replaced the bricks need to be repurposed to be able to hold on to their sentimental value, 4) Potential, with new stadium and turf, to bring in tournaments and post season events to generate nominal rent revenue, 5) Brick facade is loved and, if possible, incorporate it into the new facility, 6) Move concession stand to end zone to alleviate congestion, 7) Group supports the replacement of the stadium with Option – Basic Replacement Plus, 8) Consider hiring a project manager, 9) Possible monetary support from the community to help the school district fund the project, and 10) Demolition costs.

Public Comments: None

Board Comments

Miss Neiman stated she has received telephone calls from residents: 1) Concerned about the track being damaged, 2) Use Middle School West instead, and 3) In favor of getting another engineering firm to come in with another opinion. Miss Neiman said the group she was in stated there are nice steel structure

in other school district with turf fields. Miss Neiman would like the Board to look into installing a turf field if the school district decides to go with a steel structure.

Mr. Breece said there has been good discussions, wants to keep moving forward, and it is good to have feedback from the community.

Mr. Foose encouraged the public to continue their conversations with community members to provide additional input. Mr. Foose said the school district needs to keep communications with the public up to date.

Mr. Elsier stated he learned a lot from the people in his group regarding the maintenance work done and issues that have occurred with Memorial Stadium. Mr. Elsier said there is a need to make sure the school district maintains all facilities going forward to eliminate future problems. Mr. Elsier noted the Capital Project Fund will have \$5 million available to use responsibly on the facilities and the school district will not need to borrow money to do necessary work.

Public Comments

A member of the public thanked Mr. Farmer and others for building a beautiful stadium that has provided many years of wonderful pictures and memories.

A member of the public asked about the baseball stadium. The baseball stadium has the same construction as Memorial Stadium and will there be the same issue. Who maintains the baseball stadium – the American Legion or the school district?

A member of the public stated the cost provided is only a guess and there are issues that were not even addressed in the costs. It is important that the stadium be ADA compliant. Please make a decision to do a long term fix.

Board Comments

Mr. Lewis stated board members need to weigh all the information that has been shared and set up another meeting for further discussion.

Mr. Foose stated there are three main ways to go: 1) Do nothing - which is frankly off the table, 2) Repair the structure, and 3) Build a new structure. The question is what additional information do board members need to make a decision in the future.

Mr. Breece stated more detailed information is needed on why the recommendations are being made and exactly what is wrong with the stadium.

Mrs. Usavage would like to know the cost to demolish the stadium, the demolition timeline, and would it be viable to use that space for the temporary bleachers instead of the track area.

Mr. Elsier said he would be in favor of getting another cost estimate, but no more than one as there is a need to keep this moving forward in a timely manner. If the cost to repair versus build is the same Mr. Elsier is ready to tear down the stadium and build new.

Mrs. Dennin would like more justification from the engineering firm about how they came up with the costs and get another estimate from a construction firm. Is there any way we could get that information by the next meeting on May 29, 2018?

Ms. Dierolf said Barry Isett should come back to explain what the safety problems are.

Miss Neiman stated the school district should bring in another engineer who has dealt with this type of structure.

Mr. Breece stated it is best to get a "three point estimate" which reduces bias, risk, and uncertainty from the estimation and is more accurate. Mr. Breece suggested getting three estimates instead of two to make a comparison. Mr. Breece agrees that Barry Isett needs to further clarify his firm's estimate.

Mr. Foose said there needs to be a summary of what we know, what we do not know, and what we need to know to make a decision. Mr. Foose said we have to remember maintenance costs and life of a repaired structure versus replacement of the structure.

Ms. Dierolf reiterated the need to have Barry Isett provide an explanation of the safety problems. Ms. Dierolf suggested that Mr. Isett reach out to Universal Concrete. Ms. Dierolf also suggested the school district, through the District Solicitor, reach out to other school districts who have replaced/repared stadiums and find out what engineering firms were used.

Mr. Boyer asked for a further explanation of a "Clerk of the Works" which Mr. Krem addressed.

Mr. Elsier spoke in favor of hiring someone to run the project. Mr. Elsier stated he was satisfied with the credentials and current work performance by the engineering firm of Barry Isett and Associates. Mr. Elsier stated he would not be opposed to getting another opinion and cost estimate.

Mrs. Dennin agreed with Mr. Elsier's comments. Mrs. Dennin suggested having Mr. Krem find someone with construction and engineering background to attend the May 29, 2018, meeting to satisfy and reassure the public regarding their concerns and questions.

Miss Neiman disagrees with bringing in anyone else for the May 29, 2018, meeting. Miss Neiman wants Barry Isett at that meeting to provide answers as no one else can speak for Mr. Isett. Mr. Krem said he will contact Mr. Isett.

Mrs. Usavage said the goal for May 29, 2018, or shortly after, is to have all the needed information so that the stadium issue can be placed on the following board meeting agenda for a vote.

Mr. Lewis noted the school district will get a second cost estimate on repair/replacement based on the information provided by Barry Isett and Associates. Mr. Lewis hopes this can be done by May 29, 2018, or shortly after.

There being no other business for consideration the meeting was adjourned at 9:15 PM moved by Mr. Breece, second by Mr. Breece.